

1 **WHAT IS CLAIMED** as being new, useful and desired to be protected by Letters Patent
2 of the United States is as follows:

1 1. A method of conducting on-line real estate brokerage services over the internet,
2 the method comprising the steps of:
3 a) receiving on a host computer property listings from remote personal
4 computers via the internet; said property listings including descriptive
5 indicia, price, digital photographs and/or streaming video, all relating to
6 each property for sale;
7 b) storing said property listings in a searchable database on said host
8 computer;
9 c) allowing prospective buyers to search for and display on their remote
10 personal computers any or all of said property listings via the internet;
11 d) receiving on said host computer from said remote personal computers
12 information and authorizations necessary to procure credit histories of
13 said prospective buyers;
14 e) receiving on said host computer said credit histories of said prospective
15 buyers from remote computers of outside credit information providers via
16 the internet;
17 f) transmitting said credit history from said host computer to said remote
18 personal computers of said sellers via the internet or alternatively allowing
19 said remote personal computers to access said information on said host
20 computer;
21 g) permitting said prospective buyers and said sellers to schedule showing
22 dates and times on said host computer via the internet;
23 h) permitting said prospective buyers and said sellers to negotiate the terms
24 of sale of the listed properties through said host computer via the internet;
25 i) receiving on said host computer from said remote personal computer of
26 said prospective buyers and said sellers data for the completion of all
27 required real estate sales documentation;
28 j) preparing and transmitting to said prospective buyers and said sellers all

- required real estate sales documentation for signature;
- k) verifying the sale of said listed properties with federal, state and/or local registries; and
- l) providing for payment of host computer usage fees via the internet from buyers and sellers who have consummated a sale.

2. A remote self-service real estate brokerage system on the internet comprising:

- a) means for allowing sellers of real estate to provide property listing information on a central host computer via the internet;
- b) means for allowing prospective buyers of real estate to access and retrieve said property listing information via the internet;
- c) means for allowing said central host computer to obtain credit history data pertaining to said prospective buyers from remote credit information servers and communicating said credit history data to said sellers all via the internet;
- d) means for permitting said sellers and said prospective buyers to schedule showings of said real estate and to negotiate the terms of sale of said real estate all via the internet;
- e) means for providing said sellers and said prospective buyers via the internet all documentation necessary to consummate the sale of said real estate;
- f) means for verifying with federal, state and/or local registries via the internet the sale of said real estate; and
- g) means for paying the operator of said central host computer via the internet for use of the subject self-service real estate brokerage system.

3. A remote self-service real estate brokerage system on the internet comprising:

- a) a host system;
- b) a plurality of remote data terminals and processors;
- c) processing means within said host system including a central processing unit and associated memory means;
- d) data transmission means providing a signal path for data exchange

1 between said host system and said plurality of data terminals and
2 processors;

3 e) communications means associated with said host system, said
4 communications means being controlled by said processing means to
5 provide and receive data transmissions between said host system and
6 said remote terminals.

7 f) data storage means within said host system, said data storage means
8 maintaining a plurality of data records and files of different types including
9 property records, seller records, buyers records, prospective sales records
10 and sales records;

11 g) means for allowing said central host computer to obtain credit history data
12 pertaining to said prospective buyers from remote credit information
13 servers and communicating said credit history data to said sellers all via
14 the internet;

15 h) means for permitting said sellers and said prospective buyers to schedule
16 showings of said real estate and to negotiate the terms of sale of said real
17 estate all via the internet;

18 i) means for providing said sellers and said prospective buyers via the
19 internet all documentation necessary to consummate the sale of said real
20 estate;

21 j) means for verifying with federal, state and/or local registries via the
22 internet the sale of said real estate; and

23 k) means for paying the operator of said central host computer via the
24 internet for use of the subject self-service real estate brokerage system.